



City of Lander Board of Adjustments and Planning Commission

May 5, 2026

City Staff Comments on S 26.02 Gannett Peak Phase 2

City staff received no written public comments on this subdivision request. One plat map was distributed. The application is in order and meets the requirement to be deliberated by the Planning Commission.

Phase 2 is a partial completion from the preliminary plat, only completing the lots adjacent to Robinson Street. The remaining lots will be completed in a future phase. This phasing is allowed per Code section 4-9-4.3. B which states:

“Final platting may be accomplished in stages covering reasonable portions of the area of an approved Preliminary Plat.

City Administration received a letter of request from the owner to move forward with the construction, wherein the City would approve the final plat but withhold the filing until the project is complete in lieu of posting performance bond. Section 4-9-4.3 O. states:

“As an alternate procedure and at the request of the developer, the City Council may approve a Final Plat and instruct the City Administration to withhold the approved Final Plat from recording for a period of time to allow the developer to install all of the required public improvements according to the plans and specifications approved by the City Engineer/Public Works Director. This procedure, when approved by the Council, shall be in lieu of the guarantees for installation of improvements”

City staff recommends approval of S 26.02 Gannett Peak Phase 2 with the contingency that the final plat not be filed until the infrastructure construction is completed, inspected and approved by the City Engineer or the owner provides the required collateral in accordance with 4-9-4.3 O.

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